



Staff Report

To: Francis Planning Commission
From: Katie Henneuse
Report Date: January 25, 2022
Meeting Date: February 17, 2022
Title: City Code Updates
Type of Item: Code Text Amendment

Executive Summary:

The purpose of this amendment is to make the following updates, revisions, and clarifications to the City's codes, as summarized below:

- 2.20.080 #2: Delete Planning Commission tie vote protocol to remove an inconsistency with another section of code (2.20.020 3j), "The Chair may vote on all issues before the Commission." As currently written, democratic principles of one person, one vote are called into question.
- 2.20.080 #4: Correct spelling and grammar.
- 12.10: Add new section to regulate non-motorized trail use. The purpose is to protect existing trails as well as trails planned in several newly approved subdivisions.
- 17.60.025: Clarify conditions for townhomes in conservation subdivisions.
- 18.15.140: For the purpose of animal regulations, update the definition of a platted subdivision to include R-C and M-F zones and conservation subdivisions.
- 18.15.200: Update front yard setback requirements for decks to consider front setbacks for the R-C zone (25 feet) and conservation subdivisions (20 feet).
- 18.40.020: Remove requirement that single-family dwellings in the R-C zone must be owner occupied. The city attorney has said that the current code is unreasonable and unenforceable.
- 18.40.060 and 18.58.060: Change accessory building setbacks in R-C and M-F zones from 3 ft to 5 ft to be consistent with public utility easements.
- 18.40.060: Correct incomplete sentence.
- 18.59.020: Add requirement that planned development overlay may only be applied to projects that are at least 5 acres. Recent applications show that the overlay is best suited to larger developments.
- 18.65.030: Remove requirement that 5 sets of a CUP application be submitted. This is outdated now that the Planning Commission uses iPads and Dropbox.
- 18.100.100: Delete conflicting code for the area of parking spaces.

- 18.100.100: Delete reference to SLU as it does not appear anywhere else in code.

Staff Recommendation:

Review the amended code, provide comments on suggested changes, and forward to City Council with a positive recommendation if amendments are agreeable to the Planning Commission.

Community Review:

A public hearing is required for this item. Adequate notice of the public hearing was given.

2022 Code Text Updates – Ordinance

2.20.080 Procedures – Voting.

1. Changing a Vote. No member shall be permitted to change his/her vote after the decision is announced by the Chair.

~~2. Tie Votes. Tie votes shall be broken by the Chair casting a vote.~~

~~3. Conflict of Interest/Disqualification.~~ Any member declaring a conflict of interest shall be disqualified and not participate in the discussion and vote pertaining to the particular matter.

~~4. Abstention.~~ Any member abstaining ~~from~~ from a vote may remain seated at the table and participate in the discussion. ~~Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.~~

12.10 Non-Motorized Trail Use

12.10.010 Definitions

1. “Natural Surface Trail” means a public way or route with a surface other than concrete or asphalt, which serves the primary purpose of passive recreational use, such as walking, hiking, mountain biking, snowshoeing, cross-country skiing and equestrian activities.
2. “Power Driven Mobility Device” means any mobility device powered by batteries, fuel, or other engines, that is used by individuals with mobility disabilities for the purpose of locomotion, including electric personal assistive mobility devices, electric-assisted bicycles, electric-powered foot scooters, tracked mobility chairs or tricycles that are designed to transport a single individual with a disability.

12.10.020 Prohibition

It is unlawful to operate any motor vehicle, motor driven cycle, motorcycle, mini motorcycle, motor scooter, motor bikes, snowmobiles, full sized all-terrain vehicle, all-terrain vehicle, off highway vehicle, low speed vehicle, moped, electric assisted bicycle or golf cart on a Natural Surface Trail with the following exceptions:

1. This shall not apply to persons with mobility disabilities who choose to use a Power-Driven Mobility Device, which is designed to transport a single individual with a disability as a substitute for walking and or biking unless prohibited by a designated traffic control device.
2. This prohibition shall not apply to Class I electric assisted bicycles.
3. This prohibition shall not apply to motorized or self-propelled equipment, including electric assisted bicycles, used for maintenance or events as designated by the City. Emergency vehicles are also exempt from this provision.

17.60.025 Dimensional standards.

1. Density. The permitted density for development within a conservation subdivision shall be determined in accordance with the development incentive chart below. The percentage increases noted as the "multiplier" in the chart are percentage increases from the base density identified in the approved subdivision yield plan for the proposed development.

~~As an incentive to provide moderate income housing per Chapter 17.55 FCC, multifamily housing townhomes will be allowed at 25 percent of the total development.~~

Townhomes will be allowed at up to 25 percent of the total number of units shown on the approved concept plan. All the townhome units must be deed-restricted to provide moderate income housing per Chapter 17.55 FCC.

18.15.140 Household pets and domesticated farm animals.

Domesticated farm animals include horses, cattle, sheep, llamas, pigs, chickens, goats and donkeys. Household animals include dogs and cats. Platted subdivisions are defined as any division of a tract of land or parcel of land into more than four lots for the purpose of development and zoned R-H, R-C, or M-F, or a Conservation Subdivision.

18.15.200 Decks.

Residential decks are to be built per International Residential Code R507 Exterior Decks.

Commercial decks are to be built per International Building Code 1604.8.3.

All decks must be permitted and inspected, except those less than or equal to 200 square feet, less than or equal to 30 inches above grade, not attached to dwelling, and not serving required exit door.

The following yard setback requirements shall apply on all lots in all zones:

1. Front Yard Setback. The minimum front yard for all decks shall be 25 feet, except in the in the R-C zone and in Conservation Subdivisions the minimum front yard for all decks shall be 20 feet.

2. Side Yard Setback. The minimum side yard for all decks on interior lots shall be 10 feet.

3. Rear Yard Setback. The minimum rear yard for all decks shall be 10 feet.

All decks require a building permit.

18.40.020 Permitted and conditional uses.

| Type: R-C Use | Allowed | Conditional Use Permit | Business License |
|---|---------|------------------------|------------------|
| Accessory structures, unoccupied | ✓ | | |
| Home occupation as regulated by business license and Chapter <u>18.80</u> FCC | ✓ | | |
| Manufactured homes detached which satisfy the Department standards which are placed upon permanent foundation of reinforced concrete in accordance with IBC International Building Code standards and which satisfy the snow load requirements for their location | ✓ | | |
| Single-family dwelling, owner-occupied | ✓ | | |

18.40.060 Setback for accessory buildings.

1. An accessory building, allowed by this title and FCC Title 17, shall be located no closer than ~~three~~ five feet from the side and rear property lines. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.
2. Accessory buildings greater than 12 feet in height shall not be permitted ~~on single family~~.

18.58.060 Accessory structure requirements.

1. An accessory building allowed by this title and FCC Title 17 shall be located no closer than ~~three~~ five feet from the side and rear property lines. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.

18.59.020 Requirements.

The planned development overlay shall only be applied to a project area of at least 5 acres. The planned development zone may be used in combination with any zone set forth in this title. However, it may not be overlayed on an individual flag lot. The provisions of the planned development zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.

18.65.030 The application.

A conditional use application shall be filed on a form prepared by the City, and shall be supported and accompanied by the following information ~~(five sets are required along with an electronic copy):~~

18.100.060 Area of spaces.

For the purpose of this section, a space of not less than nine feet by 20 feet of lot area with access to public streets by standard-sized automobiles shall be deemed to be parking space for one vehicle.

18.100.100 Specific requirements by use.

Minimum on-site and off-street parking spaces for individual or similar uses shall be provided for in accordance with Table 1 as follows and as interpreted by the Planning Commission for uses not specific to those listed in the following table. ~~Note that SLU means Standard Land Use Codes.~~

| Uses | Parking Requirement |
|-------------------------|---|
| Dwelling, Single-Family | 3 spaces per dwelling unit (minimum 162 square feet per space) |
| Dwelling, Two-Family | 3 spaces per dwelling unit (minimum 162 square feet per space) |
| Dwelling, Multifamily | 3 spaces per dwelling unit (minimum 162 square feet per space) |



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: February 10, 2022

Meeting Date: February 17, 2022

Title: Francis Commons Phase 1

Type of Item: Final Plat Approval

Executive Summary:

Francis Commons is located at the intersection of SR 32 and Scenic Heights Road. The zoning of the property is City Center (CC) along SR 32, Multi-Family (R-M) across the middle of the development, and Residential Cottage (R-C) at the back of the development, near the River Bluffs neighborhood. Ivory Development was granted Preliminary Plan approval for the Francis Commons subdivision in October 2021 with the condition that road section A be extended the entire length of Scenic Heights Road. Originally Ivory was planning to complete the subdivision in one phase, but they have opted to phase out the development. They applied for final plat approval for Phase 1, which is for 30 single-family lots in the R-C zone.

Plat Review:

Staff reviewed the Phase 1 plat considering City Code sections 17.35 (Final Plat) and 18.40 (R-C Residential Cottage Zone). The developer met the zoning and final plat requirements for Phase 1 with two outstanding items:

- Add a plat note that puts purchasers on notice that groundwater could be an issue with a basement.
- Finalize the address tables after addresses are obtained from Summit County.

Staff Recommendation:

Positively recommend approval of the Francis Commons Phase 1 final plat with the condition that the two outstanding items be resolved.

Community Review:

A public hearing is not required for this item. Public hearings were held for preliminary subdivision approval and the zone map amendment.

February 17, 2022

Planning Commission
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

Subject: Francis Commons Phase 1 Final Approval

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted construction plans for the Francis Commons Phase 1 Subdivision located at the intersection of Scenic Heights Drive and HWY 32 for final approval. Phase 1 consists of 30 single family lots.

General Comments

- Work with UDOT to determine if any additional improvements need to be made to the intersection with HWY 32 as part of phase 2 and phase 3.
- Correct redline comments.

Water

- The development will connect to the existing 10" water line in Scenic Heights Drive.
- The developer has a credit of 30 ac-ft of water for all phases of the subdivision. This will cover the water requirements for phase 1.
- The developer will be required to turn in additional water shares to provide water for the future phases of the development at the time the plats are recorded.

Sewer

- The development will connect to sewer main in Scenic Heights Drive.

Roads

- The developer has proposed to use a three different local street cross sections in the development.
 - Road Section A – 30' of asphalt. Includes curb and gutter and sidewalk
 - Road Section B – 30' of asphalt. Includes sidewalk on one side of the road
 - Road Section C – Private - 24' asphalt
- Temporary turnarounds have been provided.

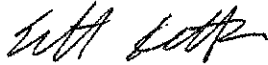
Storm Drain

- The developer has proposed to detain the storm water within storm drain ponds and discharge into an existing ditch. The developer will need to get approval from the irrigation company to discharge into the existing ditch.
- Pond will be constructed to meet City Standards.
- Storm drain calculations need to be submitted along with the construction plans.
- Percolation tests need to be included to support the storm drain calculations.

We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

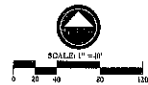
HORROCKS ENGINEERS















Scott Kettle, P.E.
City Engineer

CC: Ivory Homes
file

PARCEL FT-53-A
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN
FRANCIS CITY, SUMMIT COUNTY, UTAH



- LEGEND**
-  APPROXIMATE LINE
-  LOT LINE
-  SECTION LINE
-  COUNTERLINE / ENCLOSURE LINE
-  ALTERNATE PROPERTY LINE
-  MARKET THE LINE
-  BOUND OF ROAD LINE
-  EASEMENT LINE
-  SECTION CORNER (FOUND)
-  CALCULATED SECTION CORNER (NOT FOUND)
-  ROAD-ENCLOSURE
-  ADJUSTMENT TO BE SET

NOTES:

- [illegible]

| LOT # | ADDRESS |
|-------|---------|
| 1 | |
| 2 | |
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| 24 | |
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| 26 | |
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| 28 | |
| 29 | |
| 30 | |

1 ADDRESSES TO BE PROVIDED
AT FUTURE DATE.

FRANCIS COMMONS
SUBDIVISION PHASE 1

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN
FRANCIS CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 2

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|------|-----------|----|
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| | | |
| DATE | PERSONNEL | SF |

DISCUSSION

W/CRY DEVELOPMENT, LLC
978 EAST WOODBURN LANE
SALT LAKE CITY, UTAH 84117



2015 East 1400 South, Salt Lake City, UT 84109
(801) 363-4670 www.eduparadise.com

RECORDED & INDEXED
STATE OF UTAH, COUNTY OF KANE, RECORDED AND FILED AT THE REQUEST
OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FILE _____ JUVENILE COUNTY RECORDER



Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: February 10, 2022
Meeting Date: February 17, 2022
Title: Route 32 Commercial Development
Type of Item: Subdivision Concept Plan

Executive Summary:

Wes Harwood is under contract to purchase parcels FT-28 and FT-28-1, located on the southeast corner of SR 32 and Lambert Lane. The combined parcel acreage is 6.61 acres and is zoned C-1 Commercial. The applicant's commercial development concept plan was approved by the City Council in August 2021. Now the applicant is considering subdividing the parcels into 8 commercial lots and has submitted a concept plan. The applicant is awaiting approval to permanently remove all designated wetlands from the property. That site plan may be slightly modified once approval is granted.

Analysis – City Code:

Per 18.45 (C-1 Commercial Zone), "There is no minimum lot area in the C-1 zone except as may be dictated by off-street parking requirements, adequate circulation, and property size utilization. Lot area requirements are determined by the Planning Commission and City Council."

Each lot in the C-1 zone is required to have a minimum of 35 feet of frontage on a public street. Three lots in the back do not have any frontage, so the applicant should modify the site plan to add a public street that is 60 feet wide so that all lots have adequate frontage.

Staff Recommendation:

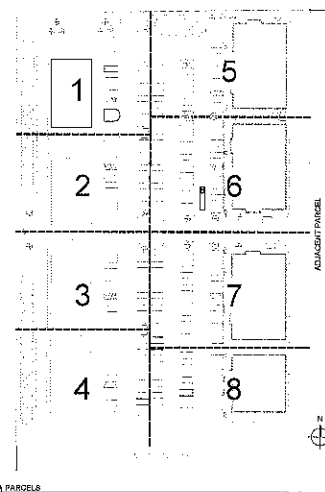
Discuss the proposed subdivision plans with the applicant and address any concerns. Advise on placement of a public street and discuss whether curb, gutter, and sidewalk need to be added to this right-of-way. Answer any questions the applicant may have. If the concept plan is satisfactory to the Planning Commission, forward it to the City Council with a positive recommendation with the condition that a public street be added so that all lots have frontage.

Community Review:

A public hearing is not required for this item.

| NOTE # DESCRIPTION | |
|--------------------|---|
| 1 | DETENTION BASIN, SEE CIVIL FOR VOLUME & GRADING |
| 2 | ALIGNMENT SIGN |
| 3 | PIYLON SIGN |
| 4 | PROPOSED PARCEL BOUNDARIES |
| 5 | EMERGENCY / DELIVERY ACCESS POINT |
| 6 | CONCRETE WALKWAY |
| 7 | BUILDING PLANTED BOX, TYP |
| 8 | LANDSCAPED AREA |
| 9 | DUMPSTER ENCLOSURE |
| 10 | PROPOSED 10,000 SF WAREHOUSE |
| 11 | LANDSCAPED AMENITY / PICNIC AREA |
| 12 | PROPOSED 6,000 SQ FT RESTAURANT |
| 13 | OUTDOOR DINING PLAZA |
| 14 | NATURE PHASE (SHED) |
| 15 | PROPOSED PYLON SIGN |
| 16 | PROPOSED 7,000 SF WAREHOUSE |

| PARKING STALL COUNT (PHASE 1) | | |
|------------------------------------|---|----------|
| PER MUNICIPAL CODE TABLE 11.116.01 | | |
| INDUSTRIAL PARK | | |
| | REQUIRED | PROVIDED |
| REG. STALLS | 2 PER 1,000 SF (20,000 SF / 1000) X 2 = 40 | 44 |
| ADA STALLS | 1-25=1 25-50=2 51-75=3 | 2 (VAH) |



BA

DATE _____

| REVISION DESCRIPTION |
|----------------------|
| 1. Initial release |

ROUTE 32 COMMERCIAL DEVELOPMENT
STATE HIGHWAY
FRANCIS, UT

| |
|---|
| OVERALL SITE PROJ. #: 0000 DATE: 10/21/21 DRAWN BY: SA SCALE: As indicated |
|---|

AS001



Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: February 10th, 2022
Meeting Date: February 17th, 2022
Title: Town Center Mixed-Use Development
Type of Item: Concept Plan

Executive Summary

Russ Witt, the owner of parcels FT-92 and FT-99, submitted a concept plan application for a mixed-use development. The parcels are located on the southeast corner of the SR 32 and SR 35 intersection. They are zoned CC (City Center) and are 2.48 acres combined. Architectural renderings and a site plan were submitted with the application.

Analysis – City Code

Section 18.57.020 sets permitted and conditional uses in the CC zone. The proposed use of the structures is for small retail spaces and residential mixed use, which are allowed uses in the CC Zone.

Section 18.57.060 (Architectural Review) says, "Proposed developments shall undergo an architectural review by the Planning Commission and City Council. The review will determine if the developer has effectively incorporated a mountain aesthetic with neutral colors that is in harmony with the surrounding landscape and structures. Structures are limited to three stories. The maximum building coverage shall be 55 percent of the lot area." The Planning Commission should discuss whether the architectural renderings meet the intent of Code. The building is limited to three stories and the site plan shows that the building footprint is less than 55 percent of the lot area.

Section 18.57.070 regulates residential mixed-use development in the CC Zone. The maximum allowed density is eight units per acre. The owner is planning 16 residential units, which is less than the maximum allowed by code for these 2.48-acre parcels.

Sections 18.45.160 (Parking areas) and 18.100 (Off-Street Parking) set parking requirements. The layout of the parking areas meets to the fullest extent possible the requirement that "Parking shall not occur adjacent to any public street." The minimum number of parking spaces are set by the Off-Street Parking code. Four spaces per 1,000 square feet are required for retail space. The total retail square

footage is 17,000 square feet and 68 stalls are required. Three spaces are required per dwelling unit; 48 stalls are required for 16 units. A total of 116 parking stalls are required for the project and 119 stalls are planned.

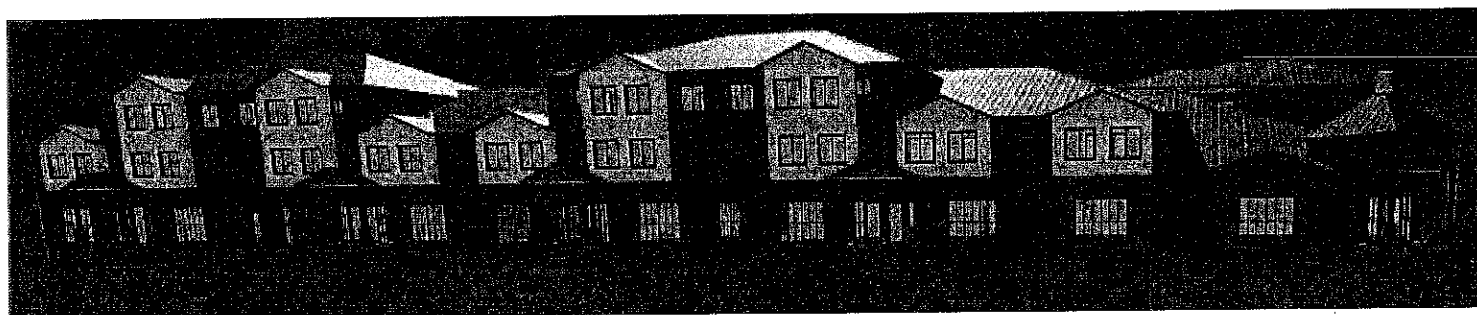
Staff Recommendation:

Discuss the project with the applicant and review the architectural renderings. Answer any questions that the applicant may have. If the concept plan is satisfactory to the Planning Commission, forward to the City Council with a positive recommendation with additional conditions as necessary.

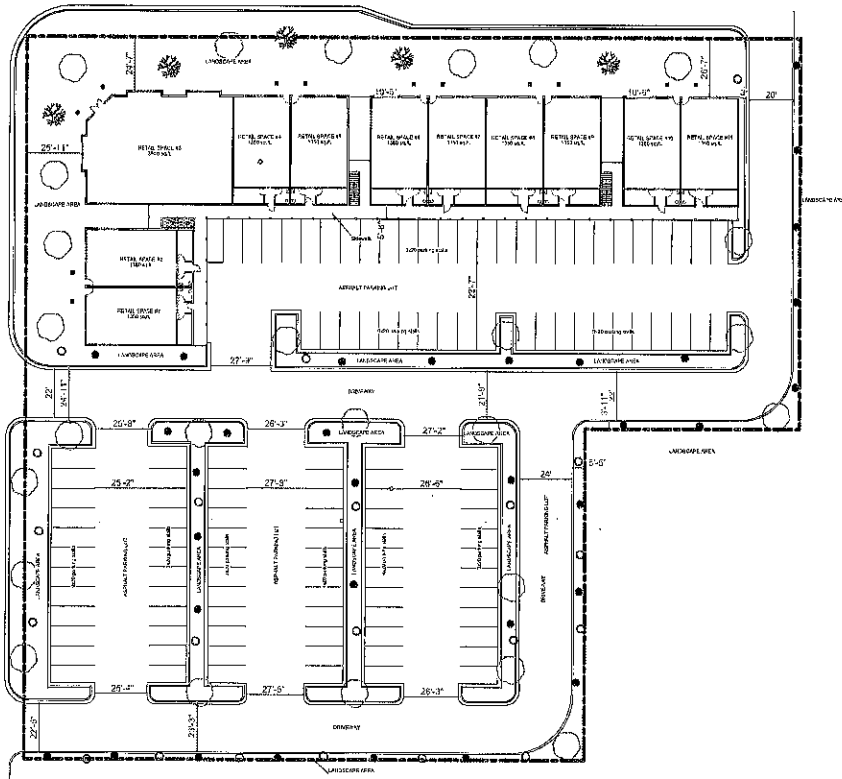
Community Review:

A public hearing is not required for this item. Neighbors of this project should be consulted to get their views and concerns.

FRANCIS COMMONS MULTI-USE DEVELOPMENT



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| <table border="1"> <tr> <td>10-18</td> <td>10-19</td> <td>10-20</td> <td>10-21</td> <td>10-22</td> <td>10-23</td> <td>10-24</td> <td>10-25</td> <td>10-26</td> <td>10-27</td> <td>10-28</td> <td>10-29</td> <td>10-30</td> <td>10-31</td> <td>11-1</td> <td>11-2</td> <td>11-3</td> <td>11-4</td> <td>11-5</td> <td>11-6</td> <td>11-7</td> <td>11-8</td> <td>11-9</td> <td>11-10</td> <td>11-11</td> <td>11-12</td> <td>11-13</td> <td>11-14</td> <td>11-15</td> <td>11-16</td> <td>11-17</td> <td>11-18</td> <td>11-19</td> <td>11-20</td> <td>11-21</td> <td>11-22</td> <td>11-23</td> <td>11-24</td> <td>11-25</td> <td>11-26</td> <td>11-27</td> <td>11-28</td> <td>11-29</td> <td>11-30</td> <td>12-1</td> <td>12-2</td> <td>12-3</td> <td>12-4</td> <td>12-5</td> <td>12-6</td> <td>12-7</td> <td>12-8</td> <td>12-9</td> <td>12-10</td> <td>12-11</td> <td>12-12</td> <td>12-13</td> <td>12-14</td> <td>12-15</td> <td>12-16</td> <td>12-17</td> <td>12-18</td> <td>12-19</td> <td>12-20</td> <td>12-21</td> <td>12-22</td> <td>12-23</td> <td>12-24</td> <td>12-25</td> <td>12-26</td> <td>12-27</td> <td>12-28</td> <td>12-29</td> <td>12-30</td> <td>12-31</td> </tr> </table> | 10-18 | 10-19 | 10-20 | 10-21 | 10-22 | 10-23 | 10-24 | 10-25 | 10-26 | 10-27 | 10-28 | 10-29 | 10-30 | 10-31 | 11-1 | 11-2 | 11-3 | 11-4 | 11-5 | 11-6 | 11-7 | 11-8 | 11-9 | 11-10 | 11-11 | 11-12 | 11-13 | 11-14 | 11-15 | 11-16 | 11-17 | 11-18 | 11-19 | 11-20 | 11-21 | 11-22 | 11-23 | 11-24 | 11-25 | 11-26 | 11-27 | 11-28 | 11-29 | 11-30 | 12-1 | 12-2 | 12-3 | 12-4 | 12-5 | 12-6 | 12-7 | 12-8 | 12-9 | 12-10 | 12-11 | 12-12 | 12-13 | 12-14 | 12-15 | 12-16 | 12-17 | 12-18 | 12-19 | 12-20 | 12-21 | 12-22 | 12-23 | 12-24 | 12-25 | 12-26 | 12-27 | 12-28 | 12-29 | 12-30 | 12-31 |  | FRANCIS COMMONS RUSS WITT (OWNER) |  | <table border="1"> <tr> <td>10-18</td> <td>10-19</td> <td>10-20</td> <td>10-21</td> <td>10-22</td> <td>10-23</td> <td>10-24</td> <td>10-25</td> <td>10-26</td> <td>10-27</td> <td>10-28</td> <td>10-29</td> <td>10-30</td> <td>10-31</td> <td>11-1</td> <td>11-2</td> <td>11-3</td> <td>11-4</td> <td>11-5</td> <td>11-6</td> <td>11-7</td> <td>11-8</td> <td>11-9</td> <td>11-10</td> <td>11-11</td> <td>11-12</td> <td>11-13</td> <td>11-14</td> <td>11-15</td> <td>11-16</td> <td>11-17</td> <td>11-18</td> <td>11-19</td> <td>11-20</td> <td>11-21</td> <td>11-22</td> <td>11-23</td> <td>11-24</td> <td>11-25</td> <td>11-26</td> <td>11-27</td> <td>11-28</td> <td>11-29</td> <td>11-30</td> <td>12-1</td> <td>12-2</td> <td>12-3</td> <td>12-4</td> <td>12-5</td> <td>12-6</td> <td>12-7</td> <td>12-8</td> <td>12-9</td> <td>12-10</td> <td>12-11</td> <td>12-12</td> <td>12-13</td> <td>12-14</td> <td>12-15</td> <td>12-16</td> <td>12-17</td> <td>12-18</td> <td>12-19</td> <td>12-20</td> <td>12-21</td> <td>12-22</td> <td>12-23</td> <td>12-24</td> <td>12-25</td> <td>12-26</td> <td>12-27</td> <td>12-28</td> <td>12-29</td> <td>12-30</td> <td>12-31</td> </tr> </table> | 10-18 | 10-19 | 10-20 | 10-21 | 10-22 | 10-23 | 10-24 | 10-25 | 10-26 | 10-27 | 10-28 | 10-29 | 10-30 | 10-31 | 11-1 | 11-2 | 11-3 | 11-4 | 11-5 | 11-6 | 11-7 | 11-8 | 11-9 | 11-10 | 11-11 | 11-12 | 11-13 | 11-14 | 11-15 | 11-16 | 11-17 | 11-18 | 11-19 | 11-20 | 11-21 | 11-22 | 11-23 | 11-24 | 11-25 | 11-26 | 11-27 | 11-28 | 11-29 | 11-30 | 12-1 | 12-2 | 12-3 | 12-4 | 12-5 | 12-6 | 12-7 | 12-8 | 12-9 | 12-10 | 12-11 | 12-12 | 12-13 | 12-14 | 12-15 | 12-16 | 12-17 | 12-18 | 12-19 | 12-20 | 12-21 | 12-22 | 12-23 | 12-24 | 12-25 | 12-26 | 12-27 | 12-28 | 12-29 | 12-30 | 12-31 |
| 10-18 | 10-19 | 10-20 | 10-21 | 10-22 | 10-23 | 10-24 | 10-25 | 10-26 | 10-27 | 10-28 | 10-29 | 10-30 | 10-31 | 11-1 | 11-2 | 11-3 | 11-4 | 11-5 | 11-6 | 11-7 | 11-8 | 11-9 | 11-10 | 11-11 | 11-12 | 11-13 | 11-14 | 11-15 | 11-16 | 11-17 | 11-18 | 11-19 | 11-20 | 11-21 | 11-22 | 11-23 | 11-24 | 11-25 | 11-26 | 11-27 | 11-28 | 11-29 | 11-30 | 12-1 | 12-2 | 12-3 | 12-4 | 12-5 | 12-6 | 12-7 | 12-8 | 12-9 | 12-10 | 12-11 | 12-12 | 12-13 | 12-14 | 12-15 | 12-16 | 12-17 | 12-18 | 12-19 | 12-20 | 12-21 | 12-22 | 12-23 | 12-24 | 12-25 | 12-26 | 12-27 | 12-28 | 12-29 | 12-30 | 12-31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10-18 | 10-19 | 10-20 | 10-21 | 10-22 | 10-23 | 10-24 | 10-25 | 10-26 | 10-27 | 10-28 | 10-29 | 10-30 | 10-31 | 11-1 | 11-2 | 11-3 | 11-4 | 11-5 | 11-6 | 11-7 | 11-8 | 11-9 | 11-10 | 11-11 | 11-12 | 11-13 | 11-14 | 11-15 | 11-16 | 11-17 | 11-18 | 11-19 | 11-20 | 11-21 | 11-22 | 11-23 | 11-24 | 11-25 | 11-26 | 11-27 | 11-28 | 11-29 | 11-30 | 12-1 | 12-2 | 12-3 | 12-4 | 12-5 | 12-6 | 12-7 | 12-8 | 12-9 | 12-10 | 12-11 | 12-12 | 12-13 | 12-14 | 12-15 | 12-16 | 12-17 | 12-18 | 12-19 | 12-20 | 12-21 | 12-22 | 12-23 | 12-24 | 12-25 | 12-26 | 12-27 | 12-28 | 12-29 | 12-30 | 12-31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



SITE PLAN - 1"=20'

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|----------|---|----|------------|
| DATE | 2011-01-01 | BY | TERRY RUDD |
| PROJECT | FRANCIS COMMONS | | |
| OWNER | FRANCIS COMMONS | | |
| DESIGNER | TERRY RUDD | | |
| SCALE | 1"=20' | | |
| NOTES | <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER.</p> | | |